



November 9, 2016

Community & Economic Development C. E. "Chip" Vincent, Administrator

Luke Randles
PACLAND
1505 Westlake Ave N, Ste 305
Seattle, WA 98117

SUBJECT: "On Hold" Notice
Renton Firestone on 108th, LUA16-000782, ECF, CU-A, SA-A, MOD (4)

Dear Mr. Randles:

The Planning Division of the City of Renton accepted the above master application for review on October 17, 2016. During our review, staff has determined that additional information is necessary in order to proceed further. The following information will need to be submitted before February 7, 2016 so that we may continue the review of the above subject application:

1. **Stormwater** - The provided Technical Information Report (TIR) is incomplete and includes information for the CarMax project. A completed TIR and associated drainage plans (if revisions are needed) must be resubmitted.
2. **Setbacks** - The front yard for the subject property is along the 108th Ave SE frontage. After right-of-way dedication along 108th Ave SE, the building is shown on the site plan to be setback between 15-feet on the southwest corner of the building and taper to an approximate 13.6 feet setback at the northwest corner resulting in an encroachment into the 15-foot setback for portions of the building (RMC 4-4-120A). Revised site, landscape, and civil plans must be resubmitted that show compliance with the 15-foot minimum setback.
3. **Landscaping** - The required street frontage landscaping between the building and the sidewalk is shown within the dedicated ROW. Required street frontage landscaping (trees, shrubs, and groundcover) must be provided onsite and not in the area of dedicated ROW (RMC 4-4-070F.1). The remaining undeveloped dedicated ROW between the subject property and the sidewalk shall be landscaped with shrubs and groundcover (RMC 4-4-070F.2).

The required perimeter landscaping screen between the surface parking lot and dedicated ROW line along 108th Ave SE is approximately 8.5-feet and does not comply with the 10-foot width minimum as shrub planting is located within the dedicated ROW. The parking area must be setback 10-feet from dedicated ROW and contain perimeter lot landscaping within the 10-feet that meet the planting requirements of RMC 4-4-070H.4.

Internal parking lot landscaping is separated by more than 50-feet and does not meet RMC 4-4-070

4. **Building Design** – The following design comments reflect the Urban Design Regulations for the subject property's Design District 'D' overlay, Conditional Use Permit decision criteria, and comments provided at the preapplication meeting. Revised elevations reflecting these comments must be resubmitted.
 - a) *Roof profile* - The building elevations provide limited transition treatments with regard to the neighboring R-8 zone and single-family residential uses. As mentioned at the preapplication meeting, transition to the neighboring zone is an important aspect of review for the design regulations and CUP criteria. Staff identified the use of pitched roof instead flat roof profiles during the preapplication meeting to meet this requirement. (RMC 4-3-100E.1 'Transition to Surrounding Development').
 - b) *Transparency* - There is insufficient transparency on facades visible to the public. At least 50-percent transparent windows and/or doors for the façade between 4-feet and 8-feet above ground (RMC 4-4-100E5 'Ground Level Details'). More glazing is needed and a calculation provided to verify compliance must be provided on the revised elevation sheet(s).
 - c) *Building materials* – The abundance of CMU and EIFS exterior cladding does not provide an attractive and high quality material variation that is warranted for a commercial development in close proximity to a residential zone (RMC 4-3-100E.5 Building Materials). The facades should maintain a prominent brick exterior that provides banding and patterns with smaller sections of EIFS treatments to provide material variation. CMU exteriors should be removed altogether with the exception of banding.
 - d) *Modulation* – The building provides no apparent modulations to break up the bulk of the north, west, and south facades. Modulations are needed meeting the requirements of RMC 4-4-100E.5 'Building Character and Massing'
 - e) *Canopies* – Weather protection must be at least 4.5-feet wide as it extends from the building. Weather protection must also be provided along 75-percent of the length of the façade facing the street. The canopies shown do not meet these minimum dimensions.
 - f) *South elevation* – The south elevation is visible from 108th Ave SE and must be treated. Modulations, clerestory glazing in-lieu of ground-level glazing, brick banding, and landscaping will provide the necessary treatments for the 'back of house' façade.
5. **Tree Retention** – The proposed site plan removes all onsite trees with the exception of a single tree on the southeast portion of the property. The City received two timely comment letters concerning the removal of the trees along the eastern border resulting in the loss of a buffer to the commercial zone. The mature vegetation along the eastern property extends to properties to the south and provides a buffer and transition to the adjacent single-family



neighborhood from commercial activity along 108th Ave SE. The development proposal requires a Conditional Use Permit, and as such, the proposal must meet decisional criteria that include: (1) appropriate location; (2) the effect on adjacent properties; (3) compatibility; and (4) noise, light, and glare (RMC 4-9-030D). The removal of the mature vegetation and reducing the width of this buffer that has provided a transition to the single-family neighborhood for decades does not meet these conditional use criteria. A revised site plan that addresses these concerns will be required.

6. **Vehicle Connection** – RMC 4-2-120A requires a vehicle connection site-to-site vehicle access ways, where topographically feasible, to allow a smooth flow of traffic across abutting CA lots without the need to use a street. Access may comprise the aisle between rows of parking stalls, but is not allowed between a building and a public street. The topography is likely not feasible to the south, but it is to the north. A revised site plan that provides this connection with the development, not in the future, will be required.

At this time, your project has been placed **"on hold"** pending receipt of the requested information. Please contact me at (425) 430-6593 or mherrera@rentonwa.gov if you have any questions and/or when you are ready to schedule a resubmittal intake appointment.

Sincerely,



Matthew Herrera, AICP
Senior Planner

cc: Real Property Investors / Owner(s)
Zoe Mattson, Luke Randles, Jerry Sammons, John and Karen Snarski, Mark Sandler / Party(ies) of Record
Ann Fowler, Civil Engineer II

